BOARD OF APPEAL REFERRALS

June 7, 1984

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MEMORANDUM June 7, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/12/84

Z-6522
Kilmarnock Street Trust
108 Kilmarnock Street, Boston
near Queensberry Street

25,419 square feet of land

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect 17-story, 150-unit apartment structure and garage (150 underground spaces).

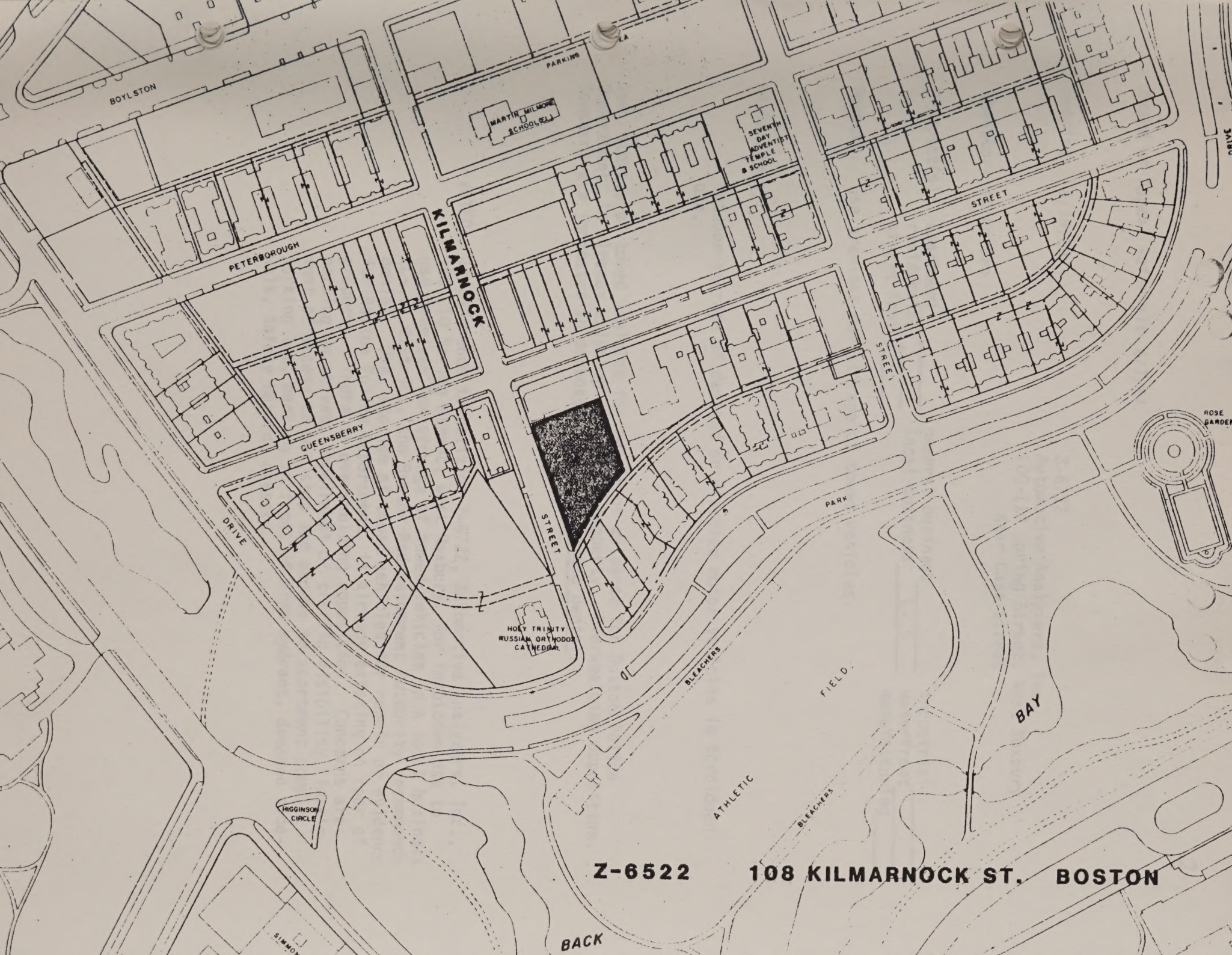
Violation(s):

Floor area ratio is excessive.

Open space, side and rear yards, and front and side setbacks of parapet are insufficient.

Proposed 155' highrise structure would have a floor area ratio of 6. which staff considers far too dense for this site. Staff and neighborhood concerns include height, density, design, and transportation issues and are expanded in proposed vote. Recommend denial.

VOTED: In reference to petition Z-6522, Kilmarnock Street Trust, 108 Kilmarnock Street, Boston, for six variances to erect a 17-story, 150-unit apartment structure and garage in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposed 155-foot highrise structure would have a floor area ratio of 6.0, which is three times greater than the allowed FAR of 2.0. The structure would be 13 stories, or greater than 100 feet above the abutting properties. The project is inappropriately dense for this neighborhood. Specific concerns include: traffic from the addition of 150+ cars on adjacent street, height, shadows/sunlight, views, and massing and design in terms of the scale of the neighborhood.



Z-6522 108 KILMARNOCK ST. BOSTON

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6722
Automotive Analyzers, Inc.
100-110 Spring Street, West Roxbury
near Cass Street

One-story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business L-.5 waterfront_____
single family_____ manufacturing_____

Purpose: use premises for storage of towed vehicles.

Violation(s):

Outdoor storage of damaged or disabled motor vehicles is forbidden use.

Use, storage of towed vehicles for repair or evidence for Boston Police Department, is already existing on rear of property. Overwhelming opposition. Concerns are indicated in proposed vote. Recommend denial.

VOTED: In reference to petition Z-6722, Automotive Analyzers, Inc., 100-110 Spring Street, West Roxbury, for forbidden use to use premises for storage of towed vehicles in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Use, storage of towed vehicles for repair or evidence for Boston Police Department, is already existing on rear of property. There is overwhelming opposition. Concerns are: parking on street, impairment of traffic visibility, impairment of access to bus stop and access to apartment complex parking lot, parking in front of fire hydrant, damaged sidewalk, safety hazard, eyesore.

Z-6722
100-110 SPRING ST.
(W.R.)
WYCLIFF AVENUE
PARKING
STREET
CONSTANCE ROAD
SPRING VALLEY
BAKER
HARTLAWN
CYPRESS STREET
CYPRESS TER
MORELAND AVENUE
NEW HAVEN
NEW YORK
(ABANDONED)
POWELL
MIAMI TER
EARNSHAW ST
JOHNSON ST
BIRCHLAND TER
SUMMER
WEBSTER
MOLONEY ST
WALNUT
SPRING
LAURIE
MOVILLE

Board of Appeal Referrals 6/7/84

Hearing: 6/12/84

Z-6755
Richard Olson
17 Barry Street, Hyde Park
at Business Street

10,467 square feet of land

District(s):					
	apartment		general business		industrial
	residential	R-.5	local business		waterfront
	single family				manufacturing

Purpose: erect three-unit townhouse.

Violation(s):

Semidetached dwelling is forbidden use.

Lot area, width, frontage, and front yard are insufficient.

Three-unit modular townhouse proposal could have a negative impact on this residential neighborhood. Developer should meet with residents of Barry Street and address their concerns. Recommend denial without prejudice.

VOTED: In reference to petition Z-6755, Richard Olson, 17 Barry Street, Hyde Park, for forbidden use and four variances to erect a three-unit townhouse in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Three-unit modular townhouse proposal could have a negative impact on this residential neighborhood. Developer should meet with residents of Barry Street and address their concerns.

Z-6755 17 BARRY ST. HYDE PARK
BARRY
STREET
DONNA
TERRACE
OAK
PLACE
ADAMS
RIVER
ROAD
BUSINESS
PARKING
ST. ADALBERT'S R.C. CHURCH
ROXANA
CLEVELAND
COLEMAN
PERKINS
AVE
CONNOOORE TER
ARNOLD
PL
ROAD
WINSLOW
CHILO
BEAVER
RADCORD
BUSINESS TER
NEW HAVEN & HARTFORD RAILROAD
BROOK
MOTHER

Board of Appeal Referrals 6/7/84

Hearing: 6/12/84

Z-6786
Walter & Son Transportation, Inc.
141 Addison Street, East Boston
near Saratoga Street

One-story structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-1

Purpose: change occupancy from storage building to air freight delivery and offices.

Violation(s):

Freight terminal with accessory offices is forbidden use.

Area is predominantly residential. Use represents further expansion of airport-related facilities which the East Boston Community and its Land Use Council have continuously opposed. Proposal would have an adverse impact on the neighborhood. Unwanted commercial traffic would be increased. Recommend denial.

VOTED: In reference to petition Z-6786, Walter & Son Transportation, Inc., 141 Addison Street, East Boston, for forbidden use for change of occupancy from storage building to air freight delivery and offices in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Area is predominantly residential. Use represents further expansion of airport-related facilities which East Boston community and its Land Use Council have continuously opposed. Proposal would have an adverse impact on the neighborhood. Unwanted commercial traffic would be increased.

Z-6786 141 ADDISON ST. EAST BOSTON

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6816
James J. Nickerson
229A-229 Kelton Street, Brighton
at Woodstock Avenue

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from 12 apartments and store to 12 apartments and laundromat.

Violation(s):

Change in nonconforming use.

Laundromat has existed in basement of structure for approximately one year without apparent complaint. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6816, James J. Nickerson, 229A-229 Kelton Street, Brighton, for change in nonconforming use for change of occupancy from 12 apartments and store to 12 apartments and laundromat in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that facility be adequately sound-insulated to confine any noise. Laundromat has existed in basement of structure for approximately one year without apparent complaint.

Z-6816 229A-229 KELTON ST.

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6837
16-18 Kingston Street Trust
16-18 Kingston Street, Boston
near Summer Street

Parking lot

District(s): apartment_____ general business B-10 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: continue use of premises for parking lot - 15 vehicles.

Violation(s):

Parking lot is conditional use.

Previous conditional use expired April 30, 1983. Recommend approval witn proviso.

VOTED: In reference to petition Z-6837, 16-18 Kingston Street Trust, 16-18 Kingston Street, Boston, for conditional use to use premises for parking lot - 15 cars - in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following proviso: that conditional use for parking of 15 cars expire April 30, 1985.

FEDERAL
CO... RESS
STREET
WINTHROP SQUARE
ARCH
STREET
OTIS
STREET
PARKING AREA
DEVONSHIRE
FEDERAL
COURT
MATTHEWS
HIGH ST. PL.
PURCHASE
STREET
MILTON
PLACE
MILTON
STREET
HIGH
CHURCH GREEN
STREET
EXP ENTRANCE
PARKING AREA
PARKING AREA
ALBANY
STREET
TEEL STREET
PARKING AREA
MASSACHUSETTS
STREET
ESSEX
COLUMBIA
STREET
STREET
PARKING AREA
EXP ENTRANCE
PARKING AREA
WAVERLY
PLACE
DEWEY SQUARE
STREET
TUFTS
STREET
EAST
STREET
EAST
STREET PL.
STREET
BEACH
LINCOLN
UTICA PL.
UTICA
STREET
KNEELAND
SOUTH
ATLANTIC
STREET
SOUTH STATION
BULKHEAD
PLATFORMS
APPROXIMATE
DORCHESTER
Z-6837
16-18 KINGSTON ST.
(B.P.)

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6885
Gelber Realty Trust
81 Westland Avenue, Boston
near Hemenway Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two apartments and lodging to lodging house - 28 lodgers.

Violation(s):

Increase in conditional use.

Lodging house would be expanded from 16 to 28 lodgers. Two parking garages exist on Westland Avenue. Recommend approval.

VOTED: In reference to petition Z-6885, Gelber Realty Trust, 81 Westland Avenue, Boston, for conditional use for change of occupancy from two apartments and lodging house to lodging house - 28 lodgers - in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Lodging house would be expanded from 16 to 28 lodgers. Two parking garages exist on Westland Avenue.

PARKING AREA
FIRE ALARM BOX
FENWAY
WESTLAND ENTRANCE
HEMENWAY
TRADE HIGH SCHOOL FOR GIRLS
ST.
GAINSBOROUGH
ST. ANTHONY
WESTLAND
HUNTINGTON AVENUE
PARKING
WHIPPLE ST
STONEHOLM
EDGERLY ROAD
ROAD
ALLEY
STREET
AVENUE
PARKING
U.S. POST OFFICE ASTOR STATION
AVE.
MASSACHUTTES
CLEARWAY
FALMOUTH
CHRISTIAN SCIENTIST ADMINISTRATIVE BUILDING
ST. PAUL STREET
CHRISTIAN SCIENCE PUBLISHING SOCIETY
MTA STATION
ANNUNCIATION
BALL
ALLY-MOBILE
PARKING
X-6805
81 WESTLAND AVE. BOSTON

Board of Appeal Referrals 6/7/84

Hearing: 6/12/84

Z-6891
Trinity Real Estate Trust
1284-1300 Massachusetts Avenue, Dorchester
at Boston Street

One-story vacant structure

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-1

Purpose: change occupancy from gas station to two stores; erect one-story addition.

Violation(s):

Front yard is insufficient.

Former gas station would be converted to a laundromat and pizza-sub shop. However, three similar restaurant facilities already exist in the Edward Everett Square area. Petitioner should meet with Columbia Savin Hill Association to discuss this proposal. Recommend denial without prejudice.

VOTED: In reference to petition Z-6891, Trinity Real Estate Trust, 1284-1300 Massachusetts Avenue, Dorchester, for variance for change of occupancy from gas station to two stores and erect one-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Former gas station would be converted to laundromat and pizza-sub shop. However, three similar restaurant facilities already exist in the Edward Everett Square area. Petitioner should meet with Columbia Savin Hill Association to discuss this proposal.

Z-6891

1284-1300 MASSACHUSETTS AVE.

(DOR.)

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6894
Joseph Fagone
98 Falcon Street, East Boston
near Brooks Street

Two-story structure

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from two-family dwelling to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Three-family dwelling was existing at time of purchase in 1980. Proposal is compatible with residential district. Recommend approval.

VOTED: In reference to petition Z-6894, Joseph Fagone, 98 Falcon Street, East Boston, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling was existing at time of purchase in 1980. Proposal is compatible with residential neighborhood.

STREET
AMERICAN
LEGION
PLAYGROUND
STANDS
STANDS
EAGLE
BROOKS
EAGLE STREET
PUTNAM
STREET
EAST BOSTON HIGH SCHOOL
GOSPEL HALL
EAST
STREET
PRESCOTT
PRESCOTT SQUARE
STREET
PHILIP H. SHERIDAN SCHOOL
WHITE
STREET
PUTNAM SQUARE
STREET
BROOKS
PUTNAM
TRENTON
LEXINGTON
FIRE DEPT ENGINE 5 ENGINE 11
ST JOHN THE BAPTIST CHURCH
PATRICK J KENNEDY SCHOOL
STREET
DAY SQUARE
STREET
STREET
Z-6894
98 FALCON ST., EAST BOSTON

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6922
David de Pina
9 Monadnock Street, Dorchester
near Dudley Street

2½-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy: two-family dwelling.

Violation(s):

Dwelling converted for more families is conditional use.

Lot area is insufficient..

No record of legal occupancy. Use is existing and is compatible with surrounding one- and two-family dwellings. No response from community. Recommend approval.

VOTED: In reference to petition Z-6922, David de Pina, 9 Monadnock Street, Dorchester, for a conditional use and a variance to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval No record of legal occupancy. Use is existing and is compatible with surrounding one- and two-family dwellings.

Z-6922 9 MONADNOCK ST. DORCHESTER

Board of Appeal Referrals 6/7/84

Hearing: 6/26/84

Z-6928
Alpheus Todman
2 Wentworth Terrace, Dorchester
at Wentworth Street

Three-story structure

District(s):					
	apartment_____		general business_____		industrial_____
	residential R-.8		local business_____		waterfront_____
	single family_____				manufacturing_____

Purpose: change occupancy from three- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Basement would be renovated for owner-caretaker apartment. No response from community. Recommend approval with proviso.

VOTED: In reference to petition Z-6928, Alpheus Todman, 2 Wentworth Terrace, Dorchester, for a forbidden use and three variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. Basement would be renovated for owner-caretaker apartment.

THOMAS J. ROBERTS PLAYGROUND
WENTWORTH TERRACE
2 WENTWORTH TERRACE
DORCHESTER
ST.
DUNBAR AVENUE
WASHINGTON STREET
ARMANDINE AVENUE
WHITMAN STREET
PEACEVALE ROAD
RICHARD TER
CLARIDGE TER
TORREY STREET
WOODY ST
ROSLIN
ASHMONT
WALTON
GRACE ST
PLAYGROUND
GRAND STAND
PARKING
DORCHESTER H.S.
SCHOOL
EL SCHOOL
MALL

Board of Appeal Referrals 6/7/84

Hearing: 6/12/84

Z-6929
Dana Farber Cancer Institute
440 Brookline Avenue, Boston
at Deaconess Road

15-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect seven-story addition to hospital.

Violation(s):

Accessory library, accessory professional offices, accessory scientific research and teaching laboratory, and nonaccessory professional offices are conditional uses.

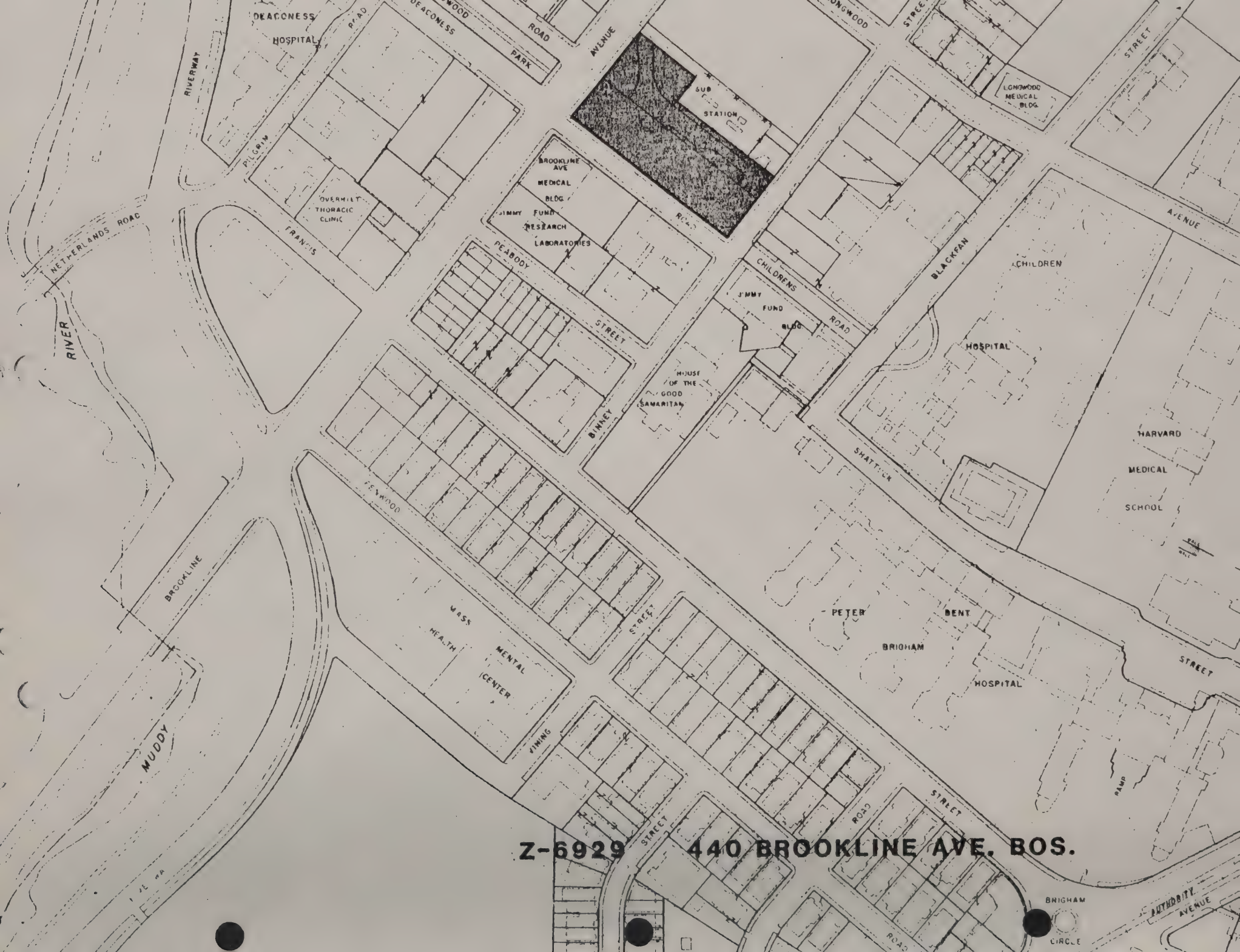
Local retail is forbidden use.

Floor area ratio is excessive.

Front yard, side yard, and setback of parapets are insufficient.

Addition of 98,800 square feet, representing 33% increase in Institute's space, will be occupied by offices, library, research and teaching laboratories, offices for professional persons not affiliated with the Institute, and ground-level retail space. The office and research facilities will help meet Institute's increasing needs. New retail space will generate an estimated $11,000 in taxes. Discussions have been held with Institute, but agreement has not yet been reached, concerning payments in lieu of taxes on the nontaxable space. Recommend approval with provisos.

VOTED: In reference to petition Z-6929, Dana Farber Cancer Institute, 440 Brookline Avenue, Boston, for four conditional uses, a forbidden use, and five variances to erect seven-story addition to hospital in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that in accordance with City policy to obtain payments in lieu of taxes on new institutional development, the appellant agree to make such payments for the proposed additional space that is not subject to taxation.



Z-6929 440 BROOKLINE AVE. BOS.

Board of Appeal Referrals 6/7/84

Hearing: 6/26/84

Z-6930
Richard G. Marques
79 Union Street, Brighton
near Shepard Street

2½-story structure

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: extend rear porch.

Violation(s):

Side and rear yards are insufficient.

Porch would be extended two feet and enclosed. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6930, Richard G. Marques, 79 Union Street, Brighton, for two variances to extend and enclose rear porch in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Minimal (2-foot) expansion and enclosing of porch by owner-occupant.

Z-6930 79 UNION ST. BRIGHTON

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6932
Patrick J. and Sheila O'Brien
19 Converse Street, Brighton
near Parsons Street

2-story structure

District(s):					
apartment		general business		industrial	
residential	R-.8	local business		waterfront	
single family				manufacturing	

Purpose: erect two-story addition to one-family dwelling.

Violation(s):

Side yards are insufficient.

Addition would be for bedroom and children's play area. Violations are existing. Abutter supports proposal. Recommend approval.

VOTED: In reference to petition Z-6932, Patrick J. and Sheila O'Brien, 19 Converse Street, Brighton, for variance to erect two-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing yard violations will not be increased. Abutter supports proposal.

Z-6932
19 CONVERSE ST., BRIGHTON
MC. KINNEY
PLAYGROUND
FANEUIL
BOSTON
BOSTON
ALBANY
BRANCH
PROPOSED
AVENUE
STREET
ROAD
PARKING
WALL
CRESTHILL
FALKLAND
CONVERSE
ELECTRIC
NORTH
BEACON
VINELAND
PARSONS
EXTENSION
MILES
GOOD
ENOUGH
MADELINE
BARKER
DEVELOPMENT
HOUSING
AUTHO

Board of Appeal Referrals 6/7/84

Hearing: 6/26/84

Z-6947
James L. Connolly
78 Robinwood Avenue, Jamaica Plain
near Enfield Street

2½-story structure

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: erect two additions to two-family dwelling.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Deteriorating porch would be replaced and a children's playroom provided. Abutter supports proposal. Recommend approval.

VOTED: In reference to petition Z-6947, James L. Connolly, 78 Robinwood Avenue, Jamaica Plain, for two variances to erect two additions to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Deteriorating porch will be replaced and children's playroom provided.

Z-6947
78 ROBINWOOD AVE. J.P.
ROBINWOOD
AVENUE
PARK
STREET
ROCKVIEW
PL
ENFIELD
BURRAGE ST
GOODRICH
ROAD
LYNCH BLDG
PARLEY
AVENUE
VALE
GROVENOR RD
GROVENOR
ROAD
CENTRE
STREET
ST JOHN
AVENUE
LESTER
PL
GREENVIEW
AVENUE
GREEN
STARK
FIRST BAPTIST CHURCH
POST OFFICE
FIRE HOUSE
FESSENDEN
STREET
WARREN
ROCKVIEW
CHESTNUT

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6974-6975
James F. Barry
19-21 Cleveland Place, Boston
near Snow Hill Street

Parking lot

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: combine lots; erect four-story, ten-unit apartment structure.

Violation(s):

Floor area ratio is excessive.

Open space, rear yard, setback of parapet, and off-street parking are insufficient.

Proposed residential structure will be compatible with neighborhood in height, massing, and materials. Recommend approval with provisos.

VOTED: In reference to petitions Z-6974-6975, James F. Barry, 19-21 Cleveland Place, Boston, for nine variances to combine lots and erect four-story, ten-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner arrange to provide required off-street parking in nearby garage facility; that plans be submitted to the Authority for design review approval.

Z-6974-75 19-21 CLEVELAND PLACE BOSTON

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-6984-6985
Mohawk Realty Trust
214 Lincoln and 143 Everett Streets,
Allston

Vacant land

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: erect three-story office building.

Violation(s):

Office building is forbidden use.

Parking located within five feet of side lot line.

Floor area ratio is excessive.

Front yard, side yard, off-street parking, parking space dimensions, and off-street loading are insufficient.

Concerns of neighbors and Allston Civic Association are indicated in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petitions Z-6984-6985, Mohawk Realty Trust, 214 Lincoln and 143 Everett Streets, Allston, for two forbidden uses and fourteen variances to erect three-story office building in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Neighbors and Allston Civic Association have following concerns about this proposed development: impact on abutting residential neighborhood, buffer zone, height, bulk, design, shadow study, traffic flow, parking lot design, landscaping, safety and security.

BENSON STREET
STREET
ANTWERP
LINCOLN
ADAMSON
ALDIE
BAGNAL
ATHOL
RAILROAD
ST
HARVEY STEEL
ROAD
RAILROAD
BOSTON & ALBANY
BRAINTREE
STREET
BLAINE
STREET
EVERETT
PARKING
Z-6984-85 214 LINCOLN ST
AND 143 EVERETT ST. ALLSTON

Board of Appeal Referrals 6/7/84

Hearing: 6/12/84

Z-6998
126 High Street Associates
88-92 Pearl Street, Boston
at High Street

Six-story structure

District(s): apartment_____ general business B-10 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: erect three-story addition to office structure.

Violation(s):

Rear yard, setback of parapet, and off-street loading are insufficient.

Proposal, which has been reviewed with staff, includes addition of three stories, new street-level lobby, new enclosed egress stair, and individual elevator lobbies. Recommend approval with proviso.

VOTED: In reference to petition Z-6998, 126 High Street Associates, 88-92 Pearl Street, Boston, for three variances to erect three-story addition to office structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review approval.

Z-6998
88-92 PEARL ST. BOS.
PEARL
CONGRESS
OLIVER
WENDELL
STREET
FORT HILL SQUARE
FORT HILL TIME STATION
PARKING
JOHN F. FITZGERALD EXPRESSWAY
AVENUE
STORER ST.
POST OFFICE SQUARE
FEDERAL BUILDING U.S. POST OFFICE COURT HOUSE
WINTHROP SQUARE
SULLIVAN PL
MATTHEWS
COURT
PLACE
MILTON
HIGH
STREET
CHURCH GREEN
EXP ENTRANCE
PURCHASE
AREA
PARKING AREA
GARDEN ST
FOSTER'S
ROWE'S

Board of Appeal Referrals 6/7/84

Hearing: 6/12/84

Z-7017
Lynn A. McDonough
165 West Eighth Street, South Boston
near E Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide.

Violation(s):

Lot width, frontage, and open space are insufficient.

Proposal would create separate lots for No. 163 and No. 165. Recommend approval with proviso.

VOTED: In reference to petition Z-7017, Lynn A. McDonough, 165 West Eighth Street, South Boston, for three variances to subdivide in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with following proviso: that garage in rear of no. 165 be repaired and brought to Building Code requirements.

OLD COLONY AVE.
WEST STREET
EAR STREET
NINTH STREET
EIGHTH STREET
COTTAGE STREET
FREDERICK STREET
PARK
SIXTH STREET
ST AUGUSTINE CONVENT
ST AUGUSTINE SCHOOL (EL.)
GIRLS CLUB
BOYS CLUB SOUTH BOSTON
ST AUGUSTINE CEMETARY
LORING STREET
GRIMES STREET
PATRICK F GAVIN JR HIGH SCHOOL
ST AUGUSTINE R C CHURCH
TELEGRAPH STREET
MERCER STREET
KNOWLTON STREET
EAST EIGHTH STREET
ALGER STREET
MIDDLE STREET
MITCHELL
TUCKERMANN
WOODWARD
MICHAEL J PERKINS
Z-7017 165 WEST EIGHTH ST. SOUTH BOSTON

Board of Appeal Referrals 6/7/84

Hearing: 6/12/84

Z-7024
Hamilton Hardware, Inc.
255-259B Bowdoin Street, Dorchester
near Hamilton Street

One-story structure

District(s):					
apartment		general business		industrial	
residential		local business	L-1	waterfront	
single family				manufacturing	

Purpose: erect one-story addition to store structure.

Violation(s):

Side, rear yards, and off-street parking are insufficient.

Addition to hardware store. Ten off-street parking spaces are to be provided. Recommend approval with proviso.

VOTED: In reference to petition Z-7024, Hamilton Hardware, Inc., 255-259B Bowdoin Street, Dorchester, for three variances to erect one-story addition to store structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that landscaping be provided along Bowdoin Street and right rear of proposed parking lot; that plans be submitted to the Authority for design review.

Z-7024 255-259B BOWDOIN ST. DOR.

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-7029
George and Melvin Hurwitz
271-295 Freeport Street, Dorchester
at Park Street

Two-story structure

District(s):					
apartment		general business		industrial	
residential	R-.5	local business	L-.5	waterfront	
single family				manufacturing	

Purpose: erect one-story addition to electrical contractor's facility (office, warehouse, shop).

Violation(s):

Extension of nonconforming use.

Lot area is insufficient.

Floor area ratio is excessive.

Proposal for warehouse space represents second extension of this commercial structure. Strong community opposition. Concerns are indicated in proposed vote. Recommend denial.

VOTED: In reference to petition Z-7029, George and Melvin Hurwitz, 271-295 Freeport Street, Dorchester, for extension of nonconforming use and two variances to erect one-story addition to electrical contractor's facility in local business (L-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends denial. Proposal for warehouse space represents second extension of commercial structure. There is strong community opposition. Concerns are: trailer containers abutting residential structure; heavy trailer truck traffic and noise therefrom; lack of buffer between industrial-commercial and residential uses; decreasing property values.

Z-7029
271-295 FREEPORT ST.
(DOR.)
FREEPORT
STREET
ELLSWORTH
KIMBALL
HARDFIELD
MARTIN
DUNCAN
PLACE
FENTON
GRANGER
DUNCAN TER
GORDON PL
HARBELL TER
LORING
ASSNET
PARKING
GRIFFIN
HARTFORD
TRANSIT
AUTHORITY
NEW HAVEN
RAILROAD
HARRISON
PARK
BEACH
EVERETT
WALL
SOUTHEAST
APPROXIMATE

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-7039
Matteo Gallo
40-42 Sheafe Street, Boston
at Snow Hill Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to ten-unit apartment structure.

Violation(s):

Floor area ratio is excessive.

Rear yard and setback of parapet are insufficient.

Proposed 40' x 42' roof addition is inappropriate and excessive, would adversely impact both building and neighborhood, and would be highly visible from adjacent public park. Recommend denial.

VOTED: In reference to petition Z-7039, Matteo Gallo, 40-42 Sheafe Street, Boston, for three variances to erect one-story addition to ten-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposed 40' x 42' roof addition is inappropriate and excessive, would adversely impact both building and neighborhood, and would be highly visible from adjacent public park.

NORTH END PLAYGROUND
DRY DOCK
UNDER CONSTRUCTION
COMMERCIAL
HULL
CHARTER STREET
COPPS HILL TERRACES
COPPS HILL CEMETERY
HENCHMAN STREET
CHARTER STREET PLAYGROUND
PRINCE
ENDICOTT
PVT. JOHN DEFILIPPO PLAYGROUND
SNOWHILL STREET
SHEAFE STREET
BATTERY
PAUL REVERE MALL
NORTH MARGIN ST.
THATCHER ST.
THATCHER CT.
THATCHER STREET
NORTH MARGIN STREET
ST. MARY'S R.C. CHURCH
ST. MARY'S RECTORY
LYNN STREET
NOTES PLACE
BALDWIN PLACE
JERUSALEM PL.
CITY OF BOSTON HEALTH UNIT
CITY OF BOSTON BATH HOUSE
ST. ANTHONY R.C. SCHOOL
PLAYGROUND
ST. LEONARD'S MONASTERY
ST. LEONARD'S R.C. CHURCH
BETHEL CHRISTIAN CENTER
CHRISTOPHER COLUMBUS AND JULIE BILLIART CENTRAL HIGH SCHOOL R.C.
PARKING
CHRISTOPHER COLUMBUS R.C. YOUTH CENTER
WESLEY PL.
COOPER STREET
STILLMAN PL.
STILLMAN STREET
ST. MARY'S PARISHIAL SCHOOL
PARMENTER STREET
NORTH STREET
CLARK STREET
HANOVER STREET
ST. STEPHEN'S R.C. CHURCH
FLEET STREET
GARDEN COURT ST.
MOON STREET
ST. JOHN'S GRAMMAR SCHOOL
SACRED HEART R.C. CHURCH
SEAMENS HOUSE
LEWIS STREET
Z-7039
40-42 SHEAFE ST.
(B.P.)

Board of Appeal Referrals 6/7/84

Hearing: 6/19/84

Z-7057
Greater Boston Community Development, Inc.
85-87 Waldemar Avenue, East Boston
near Walley Street

Vacant land

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family S-.5 manufacturing_____

Purpose: erect two-family dwelling.

Violation(s):

Two-family dwelling is forbidden use.

Parking within required front yard and within five feet of side lot line.

Lot area, width, frontage, and front, side, and rear yards are insufficient.

Development is part of overall plan relocating families residing on Neptune Road near Logan Airport. Recommend approval with proviso.

VOTED: In reference to petition Z-7057, Greater Boston Community Development, Inc., 85-87 Waldemar Avenue, East Boston, for forbidden use and eight variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review.

Z-7057 85-87 WALDEMAR AVE EAST BOSTON
CRESTWAY ROAD
PARKING
SUFFOLK DOWNS
BRADLEY ELEMENTARY SCHOOL
BEACHVIEW
SEA VIEW
DRUMLIN
TOWER
SELMA STREET
NORTHWOOD ST
AVENUE
ROAD
STREET
WALLET